

Officer Report

Case Reference: PL/2026/0666
Location: 213 DRAKE STREET, ROCHDALE, OL11 4LW
Proposal: Installation of an ATM machine - Retrospective
Recommendation: Approve with Conditions
Officer: Rosalind Gralton

SITE DESCRIPTION AND CONTEXT

The application relates to the retail unit used as M and N Mini Market, located on the western end of Drake Street, close to the junction with Manchester Road.

The site is located within the Defined Urban Area as defined by the UDP.

PROPOSAL

The application seeks retrospective planning permission for the installation of an ATM into the front elevation of the building.

RELEVANT PLANNING AND ENFORCEMENT HISTORY

09/D52681 - Change Of Use And Alterations To Premises To Provide 3 Shop Units And 1 Hot Food Takeaway - Grant subject to conditions - 2010-01-13

RELEVANT PLANNING POLICIES

National Policy and Guidance:

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Places for Everyone Joint Development Plan (PfE):

JP-Strat2 City Centre

JP-P1 Sustainable Places

JP-P4 New Retail and Leisure Uses in Town Centres

JP-J1 Supporting Long-Term Economic Growth

JP-S1 Sustainable Development

Adopted Rochdale Core Strategy (CS):

SD1 Delivering sustainable development

DM1 General Development Requirements

SO1 Delivering a more prosperous economy

E1 Establishing thriving town, district and local centres

E2 Increasing jobs and prosperity

SO3 Improving design, image and quality of place

P3 Improving design of new development

SO4 Promoting a greener environment

G9 Reducing the impact of pollution

SO5 Improving accessibility and delivering sustainable transport

T2 Improving Accessibility

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

G/S/1 Hierarchy and Role of Centres

S6 District Centre, Local Centres and Linear Commercial Areas

Supplementary Planning Documents (SPD):

Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

PUBLICITY

Site Notice: N/A

Press Notice: N/A

Neighbour notification letters: Letters of notification were sent to neighbouring properties on 05/08/2026. No responses have been received.

SUMMARY OF THIRD-PARTY REPRESENTATIONS

None received

SUMMARY OF CONSULTATION RESPONSES

N/A

ASSESSMENT

Character and Visual Amenity

The proposed ATM with associated works appears as a relatively minor addition to the shopfront which would not appear significantly incongruous or out of character; given the building consists of three retail units and a hot food takeaway, it is expected to see such developments. The design of the ATM and the associated works are of a standard of design which is typical of such an arrangement. The ATM is illuminated at a level of <60cd which is considered acceptable.

It is considered that the proposed development would not result in any undue harm to the appearance of the property and the street scene and therefore it is considered the proposal would result in a satisfactory standard of design and visual appearance and the application accords with the relevant parts of Core Strategy policies DM1, P3, the PfE and the NPPF.

Security

It is noted that the proposed ATM and associated works are similar to those found within the borough and around the country. The application site is located off a busy highway which is well lit. No details of proposed external lighting or CCTV are proposed. Furthermore, given the location and set back from the highway, there would be sufficient outlook to monitor long range defensible spaces and natural surveillance over short distances, particularly during the daytime.

In light of the above, it is considered that the proposal would accord with policy P3 of the Core Strategy policy, relevant policies in the PfE and the NPPF.

Amenity

The application site is located on Drake Street by the junction with Manchester Road which is a busy through road. The ATM and associated works would front onto Drake St with a mix of residential and institutional uses around. Nevertheless, considering the location of the site, it is considered that the addition of the ATM would not substantially increase the level of noise and nuisance above what would be expected within the area and not to a degree that would be detrimental to the amenity of any neighbouring uses nearby.

It is likely that noise would be emitted on button presses, and also when dispensing cash, however this would generally only be audible if standing in close proximity to the ATM itself. Furthermore, this is unlikely to extend late into the night given that most of the businesses along the street will be closed to custom, regardless of the ATM being available 24/7. Furthermore, it is likely that any use of the ATM would be relatively short lived and transient, with the public likely dispersing from the surrounding area shortly after use.

Therefore, it is not considered that the ATM would give rise to unacceptable acoustic impacts through noise emitted from the ATM itself and would not result in an unacceptable increase in comings and goings which would result in a noticeable increase in noise and disturbance above what is an already lively area. Any incidents of statutory nuisance would be investigated separately by the Council's Public Protection Service. The ATM would have a level of illumination which is considered acceptable.

In assessing the impacts of the light from the development, it is noted that the area is already reasonably well lit by virtue of the lighting columns adjacent to the application site. As such any additional impact of the lighting from the screen of the ATM and lighting would be minimal and would not appear significantly brighter than the street lighting.

Having regard to the above, the proposal is considered to accord with the relevant provisions of the Core Strategy, PfE and NPPF in relation to noise and amenity.

Highway Safety

The ATM is located next to existing retail units on this part of Drake Street. Highways were consulted and no concerns were raised regarding the ATM at this location. The highways officer also noted bollards are usually requested to the front to discourage ram raiding; however they were content without this being requested via condition, in this instance.

As such, It is considered that the proposed development would not have a significant impact on highway safety. The proposal is therefore considered to accord with policy DM1 of the Core Strategy, relevant policies within the PfE and the NPPF.

PROCEDURAL STATEMENT

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. No significant problems have arisen during the consideration of this application, and the application has been determined in a timely manner, in accordance with the policies with the Development Plan.

Human Rights and Public Sector Equality Duty

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report. In particular, Article 6 (1), of the European Convention on Human Rights in relation civil rights and a fair hearing; Article 8 of the ECHR in relation to the right to respect for private and family life and Article 1 Protocol 1 of the ECHR in relation to the protection of property have all been taken into account.

In addition, the Equality Act 2010 provides protection from discrimination in respect of certain protected characteristics namely: age, disability, gender reassignment, pregnancy and maternity, race, religion, or beliefs and sex and sexual orientation. It places the Local Planning Authority under a legal duty to have due regard to the

advancement of equality in the exercise of its powers including planning powers. Officers have taken this into account in the assessment of the application. In particular due regard has been afforded to the need to:

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under the Equality Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

Officers are satisfied that the application material and Officers' assessment has taken into account these issues.

The application has been considered in accordance with the Rochdale Equity, Diversity and Inclusion policy – Embracing All Voices (2024-2026), which seeks to promote a culture of equity, diversity and inclusion that benefit the community as a whole.

Recommendation: Approve with Conditions

Condition(s) (1)

- 1 The development shall be carried out and retained in accordance with the following drawings and documents hereby approved:
 - E030281 BLOCK PLAN.pdf - received 23/07
 - E030281 NCRA Photos.docx - received 23/07
 - E030281 NCRA Design Access Statement.docx - received 23/07
 - M0484 SHT01 6625 PTU ILLUM SRRD SIGN.pdf - received 23/07
 - LocationPlan.pdf - received 23/07

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan, the adopted Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Approval Reason(s) (1)

- 1 The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.